042.0	0006	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	793,700 / 793,700
					USE VALUE:	793,700 / 793,700
					ASSESSED:	793,700 / 793,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LABBE THERESA
Owner 2:	TRUSTEES/C & T TRUST
Owner 3:	
Street 1:	55 PALMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,280 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1916, having primarily Wood Shingle Exterior and 2078 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5280.000	329,500	1,500	462,700	793,700
Total Card	0.121	329,500	1,500	462,700	793,700
Total Parcel	0.121	329,500	1,500	462,700	793,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.90 | /Parcel: 381.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	29622
GIS Ref	
GIS Ref	
Insp Date	04/20/18

!3594!

PREVIOUS ASSESSMENT

Parcel ID: 042.0-0006-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	329,500	1500	5,280.	462,700	793,700	793,700	Year End Roll	12/18/2019
2019	101	FV	260,600	1500	5,280.	491,600	753,700	753,700	Year End Roll	1/3/2019
2018	101	FV	260,600	1500	5,280.	358,600	620,700	620,700	Year End Roll	12/20/2017
2017	101	FV	260,600	1500	5,280.	312,300	574,400	574,400	Year End Roll	1/3/2017
2016	101	FV	260,600	1500	5,280.	266,100	528,200	528,200	Year End	1/4/2016
2015	101	FV	254,100	1500	5,280.	260,300	515,900	515,900	Year End Roll	12/11/2014
2014	101	FV	254,100	1500	5,280.	214,000	469,600	469,600	Year End Roll	12/16/2013
2013	101	FV	254,100	1500	5,280.	203,600	459,200	459,200		12/13/2012

PRINT

Date	Time
12/10/20	18:48:30

LAST REV

Date	Time
04/09/19	14:09:27
mmcmakin	
3594	

USER DEFINED

Prior Id # 1:	29622
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LABBE CAMILLE	28720-372		6/17/1998	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/14/2014	31	Window/S	7,497	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/20/2018	MEAS&NOTICE	BS	Barbara S
2/10/2014	Info Fm Prmt	EMK	Ellen K
1/9/2009	Meas/Inspect	189	PATRIOT
2/15/2000	Mailer Sent		
2/15/2000	Meas/Inspect	197	PATRIOT
8/13/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280		Sq. Ft.	Site		0	80.	1.10	1									462,722						462,700	

Total AC/HA: 0.12121 | Total SF/SM: 5280 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 462,722 | Spl Credit | Total: 462,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20312643
Const Adj.:	0.99970204
Adj $ / SQ:	150.346
Other Features:	79000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	477515
Depreciation:	148030
Depreciated Total:	329485

COMMENTS

OF=EX SINK 1/2 BATH & SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1									# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Other														
Upper														
Lvl 2														
Lvl 1														
Lower														
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1						

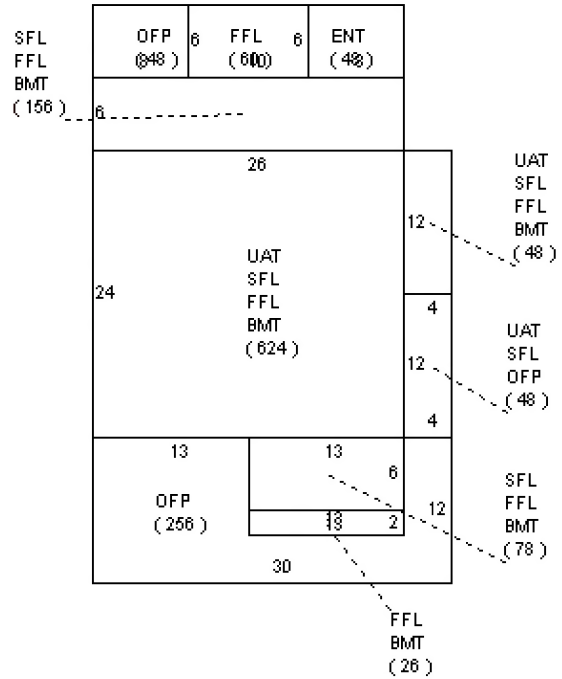
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	96.63
Final Total:	329500	Val/Su SzAd	173.58

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	992	150.350	149,143
BMT	Basement	932	45.100	42,037
SFL	Second Floor	906	150.350	136,259
OFP	Open Porch	352	21.180	7,456
UAT	Upper Attic	180	105.240	18,944
ENT	ENTRY	48	26.390	1,267

Net Sketched Area:	3,410			Total:	355,106
Size Ad	1898.2999	Gross Are	3998	FinArea	2078

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 042.0-0006-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	12X14	A	AV	1930	7.19	T	40	101			700			700
19	Patio	D	Y	1	20X20	A	AV	1960	3.19	T	40.8	101			800			800

More:	N	Total Yard Items:	1,500	Total Special Featues:	
				Total:	1,500